

TOWN OF LOS ALTOS HILLS

PLANNING COMMISSION AGENDA

REGULAR MEETING, THURSDAY, NOVEMBER 1, 2007 AT 7:00 P.M.

Council Chambers, 26379 Fremont Road, Los Altos Hills www.losaltoshills.ca.gov

ASSISTANCE FOR PERSONS WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (650) 941-7222. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. PRESENTATIONS FROM THE FLOOR

Persons wishing to address the Commission on any subject not on the agenda are invited to do so now. Please note, however, that the Commission is not able to undertake extended discussion or take action tonight on non-agendized items. Such items will be referred to staff or placed on the agenda for a future meeting.

3. PUBLIC HEARINGS

Persons wishing to address the Commission should obtain a copy of the request form located at the table at the back of the Council Chambers and leave the completed form at the podium; this ensures that names and addresses are recorded accurately in the minutes. Please limit remarks to three minutes. This will assure time for all persons wishing to speak. Also, in the interests of time, please avoid redundancy with remarks made by previous speakers. If a large group wishes to express its views, the group should try to have one spokesperson.

If you challenge the proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described below, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

Any interested party may appeal a determination of the Planning Commission to the City Council by filing a written notice of appeal with the City Clerk within twenty-two (22) days of the decision. A nonrefundable filing fee and a deposit for services shall accompany each notice of appeal, except that any member of the Council may file such an appeal without payment of a fee.

>Planning Commission Ex Parte Contacts Policy Disclosure

- 3.1 Amendment to the Zoning ordinance with regard to ESTATE HOMES. (Section 10-1.508) The draft ordinance would require that the Planning Commission review all proposed new residences over 10,000 square feet and require additional setback standards to estate homes.

- 3.2 AMENDMENTS TO THE LOS ALTOS HILLS GENERAL PLAN including an updated Safety Element and Noise Element. The updated documents comprise Phase 2 of the General Plan update project. The purpose of the project is to correct errors and obsolete references and to produce a more accurate, legible, and reproducible document that accurately depicts existing conditions in the Town. The proposed amendments do not include any changes in land use designations.
4. OLD BUSINESS
 - 4.1 Development Area Credits and Semi-Permeable Materials Information Brochure
5. NEW BUSINESS
 - 5.1 Temporary Signs and Banners Policy
 - 5.2 Water Conservation Ad Hoc Committee Report
 - 5.3 Holiday Meeting Schedule
 - 5.4 City Council Attendance Update
6. REPORT FROM THE CITY COUNCIL MEETING
 - 6.1 Planning Commission Representative for October 11th- Commissioner Clow
 - 6.2 Planning Commission Representative for October 25th-Commissioner Cottrell
 - 6.3 Planning Commission Representative for November 8th – Commissioner Carey
 - 6.4 Planning Commission Representative for November 22nd-Cancelled
7. APPROVAL OF MINUTES
 - 7.1 Approval of October 4, 2007 minutes
8. REPORT FROM FAST TRACK MEETING – OCTOBER 9 AND OCTOBER 23, 2007
 - 8.1 LANDS OF RYAN, 26023 Alicante Lane, File #130-07-ZP-SD-GD; A request for a Site Development Permit for a 2,075 square foot new residence and detached garage (maximum height: 20'). CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Brian Froelich).
 - 8.2 LANDS OF GIGLI COURT ESTATES, 12369 Gigli Court, File #112-07-ZP-SD-GD; A request for a Site Development Permit for a 5,356 square foot new residence (max height 32 feet). CEQA Review: Categorical Exemption per Section 15303 (a) (Staff-Brian Froelich).

- 8.3 LANDS OF CHEN & WANG, 13751 La Paloma Road, File #98-07-ZP-SD-GD; A request for a Site Development Permit for a 5,739 square foot single story new residence (maximum height: 22'6") with a 570 square foot pool. CEQA Review: Categorical Exemption per Section 15303 (a) and (e) (Staff- Nicole Horvitz).
- 8.4 LANDS OF LOS ALTOS HOMES, LLC, 26462 Purissima Road, File #166-07-ZP-SD-GD; A request for a Site Development Permit for a new 10,962 square foot two-story residence (maximum height: 27 feet), a 960 square foot single story secondary dwelling unit, and a 1,200 square foot swimming pool and spa. CEQA Review: Categorical Exemption per Section 15303 (a) & (e) (Staff-Brian Froelich) (CONTINUED TO PLANNING COMMISSION).
- 9. REPORT FROM SITE DEVELOPMENT MEETING – OCTOBER 9, OCTOBER 16 AND OCTOBER 23, 2007
 - 9.1 LANDS OF MEHTA, 14293 Saddle Mountain Drive, File #108-07-ZP-SD; A request for a Site Development Permit for a 523 square foot second story addition. CEQA review: Categorical Exemption per Section 15301(e) (Staff-Nicole Horvitz).
 - 9.2 LANDS OF KOLLURI, 24749 Olive Tree Lane; File #169-07-ZP-SD; A request for a Site Development Permit for a 608 square foot swimming pool. CEQA review: Categorical Exemption per Section 15303(e) (Staff-Nicole Horvitz).
 - 9.3 LANDS OF PLOTKIN, 26870 Taaffe Road, File #165-07-ZP-SD; A request for a Site Development Permit for a 767 square foot pool & spa. CEQA review: Categorical Exemption per Section 15303(e) (Staff-Nicole Horvitz).
- 10. ADJOURNMENT